



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
June 27, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. June 13, 2022 Regular Meeting
6. COMMUNICATIONS
7. PUBLIC HEARINGS
8. UNFINISHED BUSINESS
 - A. Planned Unit Development #22-014 – 3560 Hulett Road
 - B. Text Amendment 2022-08 – Traffic Impact Study Standards
 - C. Text Amendment 2022-12 – Refuse/Storage Container Regulations
9. OTHER BUSINESS
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - C. Site Plans Approved
12. PUBLIC REMARKS
13. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
July 11, 2022

1. PUBLIC HEARINGS
 - A. Special Use Permit #22-071 – Butterflies Group Childcare
2. UNFINISHED BUSINESS
 - A. None
3. OTHER BUSINESS
 - A. None

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

June 13, 2022

**5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell, Premoe, Richards, Shrewsbury, Snyder

ABSENT: None

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:00 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:00 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

**Vice-Chair Trezise moved to approve the agenda.
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. May 23, 2022 Regular Meeting

Commissioner McConnell moved to approve the Minutes of the May 23rd, 2022 Planning Commission Regular Meeting. Seconded by Commissioner Snyder.

Commissioner McConnell noted a correction on page five, paragraph five, last sentence. Currently reads, "He further stated CATA operates a shopping bus that circulates shopping centers." Should read "He further stated CATA operates a shopping bus that serves shopping centers."

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Email from Mr. and Mrs. Keerthi RE: PUD 22-014

Chair Blumer noted two other communications have been received

- B. Email from Mr. Radhika Prasad RE: Planned Unit Development # 22-014 (3560 Hulett)
- C. Letter from Mrs. Earle and Netzloff family (3560 Hulett)

7. PUBLIC HEARINGS

- A. Planned Unit Development #22-014 – 3560 Hulett Road

Senior Planner Shorkey outlined Planned Unit Development #22-014 – 3560 Hulett Road for Public Hearing.

Applicant Jim Giguere, 16900 Pine Hallow Dr., East Lansing, MI further outlined Planned Unit Development #22-014 for Public Hearing

Vice-Chair Trezise asked if there is a plan for a retention pond.

Mr. Giguere replied the Ingham Drain Commission has an outlet to the adjacent pond, but details remain to be worked out.

Vice-Chair Trezise asked if there is a plan to hook into public utilities.

Mr. Giguere replied there is, the method depends on what the township will allow.

Commissioner McConnell asked about removal of existing structures.

Mr. Giguere replied he will contact people who use barn wood in an effort to repurpose salvageable wood.

Commissioner Richards noted the pedestrian bike pathway ends at this area, and asked if the pedestrian path will be installed here.

Senior Planner Shorkey replied the pathway will be required to be installed here.

Commissioner McConnell asked storm water runoff and retention.

Director Schmitt stated the standard is to retain and infiltrate storm water on site, with controlled discharges, per the ICDC's standards.

Chair Blumer asked Mr. Giguere what the timeline of the project is.

Mr. Giguere replied as soon as possible.

Laurie Netzloff-Adams read letters on behalf on her brother Mark Netzloff and sister Karen Netzloff-Earle who both spoke in support of this project.

Chair Blumer called for a Straw Vote.

STRAW VOTE: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards, McConnell,
Premoe, Cordill, Shrewsbury Chair Blumer

NAYS: None

RESULTS: 8-0

Chair Blumer closed the Public Hearing at 7:20 pm.

B. Text Amendment 2022-11 – Municipal Signage

Director Schmitt outlined Text Amendment 2022-11, Municipal Signage for Public Hearing.

Commissioner Cordill asked what township signage would look like.

Director Schmitt replied all signs will be up to the Township Board for approval. All signs will maintain Meridian Township brand standard. Staff and the Township board will ultimately decide the sizes and locations of signs.

Commissioner Richards noted almost all township property is zoned as residential, which is very restrictive when it comes to signs. He supports the text amendment as it grants the township more freedom when it comes to placing signs on its own property.

**Commissioner Premoe moved to suspend the rules to take action on this item tonight.
Seconded by Commissioner Richards.**

Commissioner McConnell asked about the need for urgency on this item as he wouldn't wave the rules for a private applicant.

Commissioner Shrewsbury noted this has been before the board already and sees no issue passing this tonight.

Commissioner Premoe stated the commission would waive the rules based on merit for a private applicant.

Commissioner Cordill noted she would feel more comfortable approving this if she had seen the signs.

ROLL CALL VOTE: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards,
Premoe, Shrewsbury, Chair Blumer

NAYS: Commissioners McConnell, Cordill

Motion Carried: 6-2

Commissioner Richards moved to approve Text Amendment 2022-11 - Municipal Signage. Seconded by Vice-Chair Trezise.

ROLL CALL VOTE: YEAS: Commissioner Shrewsbury, Richards, Premoe, Snyder,
Vice-Chair Trezise, Chair Blumer

NAYS: Commissioners McConnell, Cordill

Motion Carried: 6-2

C. Text Amendment 2022-12 – Refuse/Storage Container Regulations

Senior Planner Shorkey outlined Text Amendment 2022-12 – Refuse/Storage Container Regulations for public hearing.

Chair Blumer called for a Straw Vote.

STRAW VOTE: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards,
Premoe, Cordill, Shrewsbury McConnell, Chair Blumer

NAYS: None

RESULTS: 8-0

8. UNFINISHED BUSINESS-NONE

9. OTHER BUSINESS

A. Special Use Permit #22-061 – Meridian Township Changing Message Signs

Director Schmitt outlined Special Use Permit #22-061 - Meridian Township Changing Message Signs for discussion. He explained the sign may not display more than five different messages a day and the sign may not change more than one time in a minute.

Commissioner Richards noted the official name of the Township is the Charter Township of Meridian and not Meridian Township. This had led to a previous Clerk asking for a sign to be removed. Director Schmitt indicated he would look into this issue.

Vice-Chair Trezise moved Move to adopt the resolution approving Special Use Permit #22-061, a request to install one changing message sign to be installed at the Municipal Building property at 5151 Marsh Road and another changing message sign to be installed at the Marketplace on the Green property at 1995 Central Park Drive. Both changing message signs shall not exceed 20 square feet in size. Seconded by Commissioner Shrewsbury.

ROLL CALL VOTE: YEAS: Commissioners Richards, Shrewsbury, Cordill, Premoe, McConnell
Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion Carried: 8-0

B. Planning Commission By-laws – Discussion

Director Schmitt outlined Planning Commission By-Laws for discussion.

Vice-Chair Trezise noted the public hearing is the first time the public has the opportunity to see and speak on an item and feels the Commission should continue to wait to approve items until they have come back at the meeting after the public hearing. He further noted the bylaws allow for the commission to take action on the same day by waiving the rule when appropriate.

Commissioner Shrewsbury noted there should be some standards the commission uses when it decides whether it will waive the rule or not.

Commissioner Premoe also noted that he supported the idea of seeing some standard for waiving the rules for applicants.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update

Director Schmitt reported the Township Board met with the Haslett robotics team, sponsored new Police and Firefighter candidates, held the Flags over Meridian Tribute to Tom Haas, watched a presentation on the new mascot for Okemos Public Schools, watched a presentation from Chief Hamel on severe weather and were presented an overview of the township Audit.

Director Schmitt further reported the Township Board approved the Bickford House Project, the Meeting Attendance Accommodation Policy was adopted, the Public Hearing for Haslett Village square is set for July 12th, and the board approved the establishment of a Commercial Rehabilitation District and finally discussed the Planned Unit Development deck Ordinance.

B. Liaison reports

Commissioner Premoe

- Will attend his first Zoning Board of Appeals meeting on Wednesday

Vice-Chair Trezise

- Attended Economic Development Corporation meeting last week where there was not a quorum
- Sworn into Brownfield Redevelopment Authority and will be meeting on Thursday this week

Commissioner McConnell

- Environmental Commission met June 1st and continued to work on updating the Climate Sustainability Action Plan

Chair Blumer

- Attended most recent Downtown Development Authority meeting where several light posts were removed as part of the bridge construction

11. PROJECT UPDATES

A. New Applications

- a. SUP #22-071 – Butterflies Group Daycare

B. Site Plans Received

- a. SPR #22-04 – Commons Church Parking Lot Expansion
- b. SPR #22-07 – Presbyterian Church Solar Panels

C. Site Plans Approved

- a. SPR #22-05 – Bharatiya Temple Parking Lights

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 8:09 PM.

NONE

Chair Blumer closed Public Remarks at 8:09 PM.

13. ADJOURNMENT

Commissioner Cordill moved to Adjourn. Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:09 pm.



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: June 23, 2022

Re: Planned Unit Development #22-014 (3560 Hulett) – 6 single family residential lots on approximately 5 acres

Giguere Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. The PUD proposal includes the construction of 5 new detached single-family homes and the preservation of the existing house on approximately 5 acres located on Hulett Road. Access to the 6 new properties is from a single cul-de-sac that the applicant is proposing to be built. A water feature, called Paxton Pond on the plan, is included in the permanently preserved open space. The Planning Commission held a public hearing for this application on June 13, 2022 and indicated support for the project.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. The PUD ordinance allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the underlying zoning district. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PUD. In exchange for the flexible standards, a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The property proposed for development is located in the RA (Single Family-Medium Density) zoning district. A PUD is allowed in any residential zoning district on any sized property. All uses in all residential zoning districts are allowed in a PUD, which means any type and mix of housing (detached or attached single family dwellings or multiple family dwellings) are permitted. Detached single family homes are proposed. The properties to the north, east, and south are also zoned RA while the property to the west, Okemos High School, is zoned RR (Rural Residential).

Master Plan

The property is designated on the Future Land Use Map from the 2017 Master Plan as R-2 Residential, 0.5-3.5 dwelling units per acre (du/a). With 6 lots on 5 acres, the density of the proposed development at 1.20 du/a falls within the R-2 Master Plan designation. The same future land use is designated on the properties to the north, east, and south. The property to the west is Okemos High School and is designated as Institutional.

Physical Features

The site contains the historical farmhouse and associated outbuildings, as well as the pond. At the request of the Planning Commission, the applicant has supplied an aerial photo that numbers the outbuildings and lists their historical uses.

The Township GIS data shows the presence of a wetland on the property, associated with Paxton Pond. The wetland was delineated by Marx Wetlands in May 2022. The entire wetland lies within the protected open space and all development is outside of the required 40-foot setback. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are no floodplains on the property.

Streets and Traffic

The subject site is located on the east side of Hulett Road. Hulett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the Zoning Ordinance. The most recent traffic count information from the Ingham County Road Department (ICRD) for Hulett Road north of Jolly Road showed a total of 1,948 southbound vehicles in a 24-hour period.

The 2017 Master Plan shows a proposed seven foot wide pathway and paved shoulders along both sides of Hulett Road. The applicant will be required to construct sidewalks on the proposed cul-de-sac on the subject property if the PUD is approved. Those sidewalks will be required to connect to the pathway on Hulett Road. As the PUD will only result in an increase of five homes, no traffic study will be required.

Utilities

Municipal water and sewer are available in the vicinity of the subject site. At the June 13th public hearing the applicant said that the development would connect to public utilities. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during the Site Plan Review process.

Staff Analysis

When reviewing the project, the Planning Commission should consider whether or not the project meets the purpose and minimum PUD performance objectives found in Sections 86-439(a) and (b) of the Code of Ordinances, the appropriateness of the requested waivers, and the general restrictions and standards for a PUD as outlined in Section 86-439(c) of the Code of Ordinances. The following is a summary of the project's consistency with the provisions of the PUD ordinance.

Open space: In a PUD a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as "common open space." With a total of 3.96 acres of developable area, the proposed PUD is required to preserve at least 50 percent of the site, or 1.98 acres, as open space. The submitted PUD plan provides 2.37 acres of open space. The common open space will have to be recorded in the County Register of Deeds as reserved or dedicated by means of a restrictive covenant.

Streets/Circulation Facilities: The PUD ordinance encourages public streets but does allow private streets when they are designed to allow sufficient access for emergency vehicles (police, fire, ambulance) to the dwelling units they will serve. At this time, the applicant has not decided whether the cul-de-sac is going to be public or private. If the private street is proposed and approved, easements of sufficient width acceptable to the Ingham County Road Department (ICRD) are required to be granted to the Township in order to accommodate possible future dedication. The private street must be designed to meet ICRD standards. Final approval of the streets in the PUD is subject to approval by the ICRD and Meridian Township Engineering Department.

Planned Unit Development #22014 (3560 Hulett)
Planning Commission (June 23, 2022)
Page 3

According to Sec. 86-473, street trees need to be provided as part of the PUD. The site plan needs to show the location and proposed type of trees.

Sidewalks: The Township requires sidewalks for internal circulation with a minimum of five feet in width. The site plan needs to be updated to show the required sidewalks.

Waivers: The PUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. Based on the submitted site plan the applicant is requesting the following waivers for the Hulett Road PUD.

Lot size: The underlying RA zoning district requires parcels have a minimum lot area of 10,000 square feet. The submitted PUD has lots ranging from 8,973 square feet (Lot E) to 13,741 square feet (Lots A, B, C, D, and F) in size. Lot size waivers are required for any lot under 10,000 square feet. This is expected to affect one lot, Lot E.

Lot frontage: The underlying RA zoning district requires parcels have a minimum of 80 feet of lot frontage. All of the proposed lots meeting this requirement.

Setbacks: The underlying setbacks for the RA zoning district are 25 feet for the front setback and 10 feet for the side setbacks. The rear yard setback is either 30 feet for lots up to 150 feet deep or 40 feet for lots deeper than 150 feet. According to the typical lot layout, 30 feet has been proposed for the rear setback. As a result, a waiver is required for the rear setback for any lots greater than 150 feet in depth in favor of the typical 30-foot rear setback as shown in the submitted documents. The Planning Commission may consider the proposed setbacks and determine whether they are appropriate or whether additional setbacks should be established.

	RA zoning	Proposed
Lot size	10,000 square feet	8,973 – 13,741 square feet
Front yard setback	25 feet from street right-of-way (based on street classification)	25 feet from street right-of-way
Side yard setback	10 feet	10 feet
Rear yard setback	30 or 40 feet depending on lot depth	30 feet

If the project is approved by the Township Board, the applicant will be required to submit for Site Plan Review before any work on the site can begin. Site Plan Review is a detailed staff level analysis of the project which includes reviews of stormwater, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner’s Office and Road Department. The applicant must begin construction of the PUD within two years of a final site plan approval. The Planning Commission may grant one, one-year extension of the PUD if requested prior to its expiration.

Staff is able to **recommend approval** of the proposed planned unit development at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission's use:

Motion to adopt the resolution recommending approval of Planned Unit Development #22-014.

Attachments

1. Application and attachments.
2. Resolution to recommend approval.
3. Application signed by Jim Giguere, dated March 10, 2022.
4. Site plan and vicinity map prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
5. Legal description, provided by Enger Engineering on June 6, 2022 and received by the Township on June 7, 2022.
6. Contour map, site analysis, and schematic Storm Sewer Layout prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
7. Typical building elevation, provided by Enger Engineering on June 6, 2022 and received by the Township on June 7, 2022.
8. Typical setbacks and offstreet parking plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
9. Walk and Path plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
10. Street Tree and Screening plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
11. Email from Township Engineering to Enger Engineering, dated June 7, 2022.
12. Email from Ingham County Drain Commissioner's Office dated June 7, 2022.
13. Email from Ingham County Road Department's Office dated March 8, 2022.
14. Wetland verification letter from Fishbeck, dated June 15, 2022.
15. Aerial photo showing uses of outbuildings, received by the Township on June 16, 2022.

RESOLUTION TO RECOMMEND APPROVAL

**Planned Unit Development #20014
(Okemos Land Investment LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of June, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: None

The following resolution was offered by _____ and supported by _____.

WHEREAS, Jim Giguere has submitted a request to establish a planned unit development (PUD) at 3560 Hulett Road; and

WHEREAS, the proposed planned unit development includes the construction of 5 detached single family residential homes and the preservation of one existing single family residential home on six lots on approximately 5 acres located on Hulett Road; and

WHEREAS, the subject site is appropriately zoned RA (Single Family-Medium Density), which allows for a planned unit development; and

WHEREAS, the approximate 1.2 dwelling units per acre (du/a) density of the proposed development is consistent with the R2-Residential 0.5-3.5 Future Land Use Map designation from the 2017 Master Plan; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 13, 2022, and has reviewed staff material forwarded under cover memorandums dated June 9, 2022 and June 23, 2022; and

WHEREAS, the proposed planned unit development provides adequate buffering between the development and adjacent residential land uses to the north and east; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objective to preserve at least 50% of the project area, excluding wetlands and floodplains, as open space; and

WHEREAS, the proposed planned unit development will be harmonious and similar in character with the existing residential developments to the north and east of the subject site; and

WHEREAS, the requested waivers for building setbacks are necessary to facilitate preservation of open space; and

WHEREAS, the proposed planned unit development will be adequately served by public water and sanitary sewer; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objectives as stated in Section 86-439(b) of the Code of Ordinances; and

Resolution to Recommend Approval

PUD #22014 (3594 Hulett)

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WHEREAS, the proposed development is consistent with Objective E of Goal 2 of the 2017 Master Plan to preserve open space by utilizing the planned unit development ordinance for the project; and

WHEREAS, the proposed planned unit development is consistent with Objectives A and B of Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods by ensuring new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Planned Unit Development #22014, subject to the following conditions.

1. Approval is in accordance with the submitted site plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
2. The waivers requested for lot size and building setbacks are recommended for approval as depicted on the submitted site plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
5. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
6. The proposed roads in the development shall be built to Ingham County Road Department construction standards and shall be subject to the approval of the Director of Public Works and Engineering.
7. Any wetland boundaries or setbacks located on or adjacent to residential lots shall be clearly identified by posted signage notifying the property owner of restrictions related to grading, mowing, placement of structures, landscaping, and dumping in the wetlands. The size, number, location, and language of the signs shall be subject to the approval of the Director of Community Planning and Development.
8. The applicant shall construct the required seven-foot-wide pathway along the east side of the Hulett Road frontage of the properties included in the development. The pathway shall be designed and constructed in accordance with Township Engineering and Construction standards. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.

Resolution to Recommend Approval

PUD #22014 (3594 Hulett)

Page 3

9. Street trees shall be provided along all internal roads in the development. The species, size, and location of the street trees shall be subject to the approval of the Director of Community Planning and Development.
10. The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive convenient.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of June, 2022.

Mark Blumer
Planning Commission Chair

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560
FAX: (517) 853-4095**

Planned Unit Development Permit Application

A. ~~Owner~~/Applicant JIM GIGVERE
Address of applicant 6200 Pine Hollow Drive STE 100 East Lansing MI 48823
Telephone: Work 517-339-3600 Home CELL 517-204-0818
Fax 517-339-7201 Email jjgigvere@gigverehomes.com

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Ron Enger PE Enger Surveying and Engineering
Address 805 N Cedar Rd PO Box 87 Mason MI 48854-0087
Telephone: Work 517-676-6565 Home _____
Fax 517-676-6675 Email engersurveying@yahoo.com

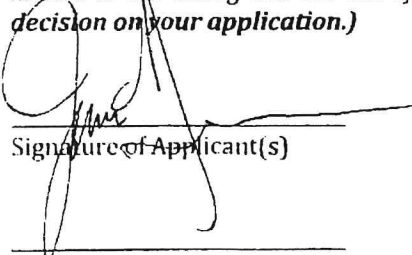
C. Site address/location 3560 Hulett Road Okemos Michigan
Legal description (Attach additional sheets if necessary) ATTACHED
Parcel number 33-02-02-32-400-012 Site acreage 5.0 ACRES

D. Date of preapplication conference with Director of Community Planning and Development _____
Total acres of property 5.00 ACRES
Acres in floodplain 0.0 ACRES Percent of total 0%
Acres in wetland not in floodplain 0.55 (SEE NOTE) Percent of total 11%
Total dwelling units 6
Total units/acre 1.2

Dwelling unit mix
Number single family detached 6 for Rent Condo
Number duplex 0 for Rent Condo
Number townhouse 0 for Rent Condo
Number garden apt. style 0 for Rent Condo
Number other 0 for Rent Condo
Will commercial be included? (circle one) yes no acres _____
Will all or part of property be platted? (circle one) yes no
Percent open space provide exclusive of wetland/floodplain 8%

NOTE:
WETLAND AREA
APPROXIMATED
FROM FILM
MAP ON EGLE
WEBSITE, NOT
YET DELINEATED
OR DETERMINED
BY CONSULTANT,
MARX WETLAND

I (we) hereby grant permission for member of the Charter Township of Meridian Planning Commission, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)



Signature of Applicant(s)

3/10/2022

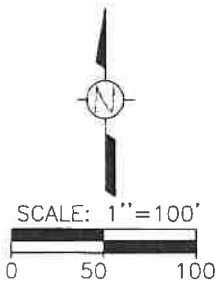
Date

Signature of Applicant(s)

Date

1 214

3560 HULETT ROAD SITE PLAN



SCHOOL DRIVEWAY

LUPINE DRIVE

GROSS AREA	5.00 AC	217,796 SFT
AREA IN 45' FOR HULETT ROAD	0.48 AC	21,014 SFT
AREA IN NEW STREET	0.55 AC	24,119 SFT
PROJECT AREA ALLOWED FOR DENSITY DETERMINATION		172,663 SFT
AREA IN WETLAND AND PAXTON POND	0.51 AC	22,359 SFT
		150,304 SFT

AREA IN PARCELS A THRU F	1.59 AC	69,466 SFT
AREA IN OPEN SPACE SHOWN	2.37 AC	103,198 SFT



85' SET BACK

THE COMMON OPEN SPACE WILL HAVE TO BE RECORDED IN THE COUNTY REGISTER OF DEEDS AS RESERVED OR DEDICATED BY MEANS OF A RESTRICTIVE CONVENANT AFTER THE FINAL SITE PLAN IS APPROVED

WETLAND LIMIT DETERMINED BY MARX WETLAND LLC APRIL 2022



OPEN SPACE



PUD PLAN
APPLICANT: JIM GIGUERE

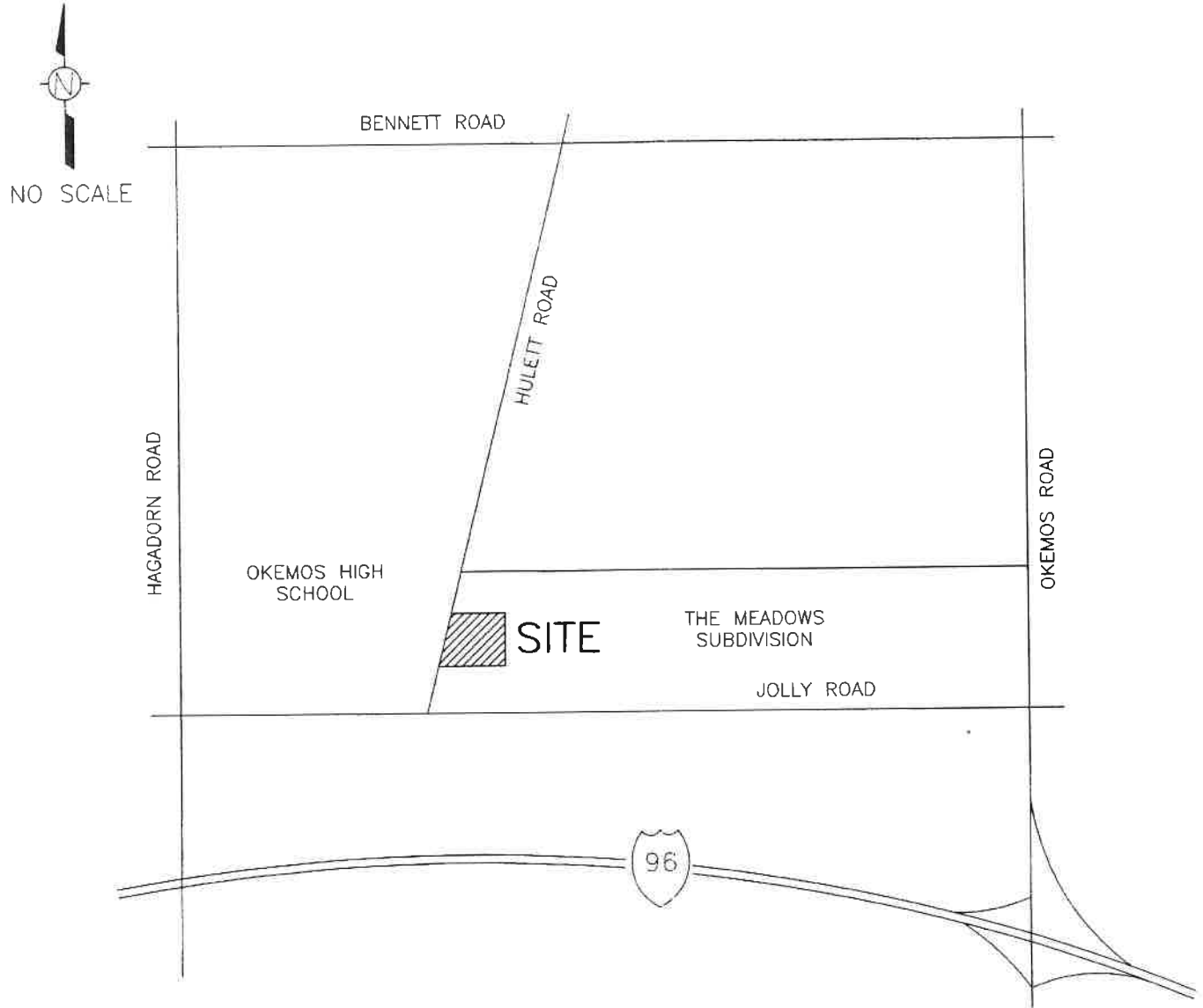
SHEET 3 OF 9

805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

REVISED 6 JUNE 2022
ESE JOB 33-3442

2

3560 HULETT ROAD SITE VICINITY MAP



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE
3560 HULETT ROAD
SITE VICINITY MAP
REVISED JUNE 6, 2022

SHEET 1 OF 9

2

3560 HULETT ROAD LEGAL DESCRIPTION

AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

3560 HULETT RD OKEMOS, MI 48864 (Property Address)

Parcel Number: 33-02-02-32-400-012



Item 1 of 22 14 Images / 8 Sketches

Property Owner: NETZLOFF, RICHARD & LINDA TRUST

Summary Information

> Residential Building Summary

- Year Built: 1870
- Full Baths: 2
- Sq. Feet: 2,220
- Bedrooms: 4
- Half Bath: 0
- Acres: 5.000

> Assessed Value: \$137,000 | Taxable Value: \$106,185

> Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

Additional record information is free for all homeowners. Click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information

Owner	NETZLOFF, RICHARD & LINDA TRUST 3560 HULETT RD OKEMOS, MI 48864	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

Land Information

Zoning Code	RA	Total Acres	5.000
Land Value	\$105,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	4000 RESIDENTIAL U	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)

Frontage

Depth

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

COM @ THE S 1/4 CORNER OF SEC 32 -TH S89 DEG 35'11"W ALONG S LINE OF SEC 32 179.64 FT TO C/L HULETT RD -N 14 DEG 17'10"E ALONG SD C/L 463.69 FT TO THE P.O.B. -N 14 DEG 17'10"E 467 FT -N89 DEG 35'11"E 422.91 FT -S 00 DEG 24'49"E 457.71 FT -S 89 DEG 35'11"W 541.41 FT TO THE P.O.B. SEC 32 T4N,R1W 5 AC M/L

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

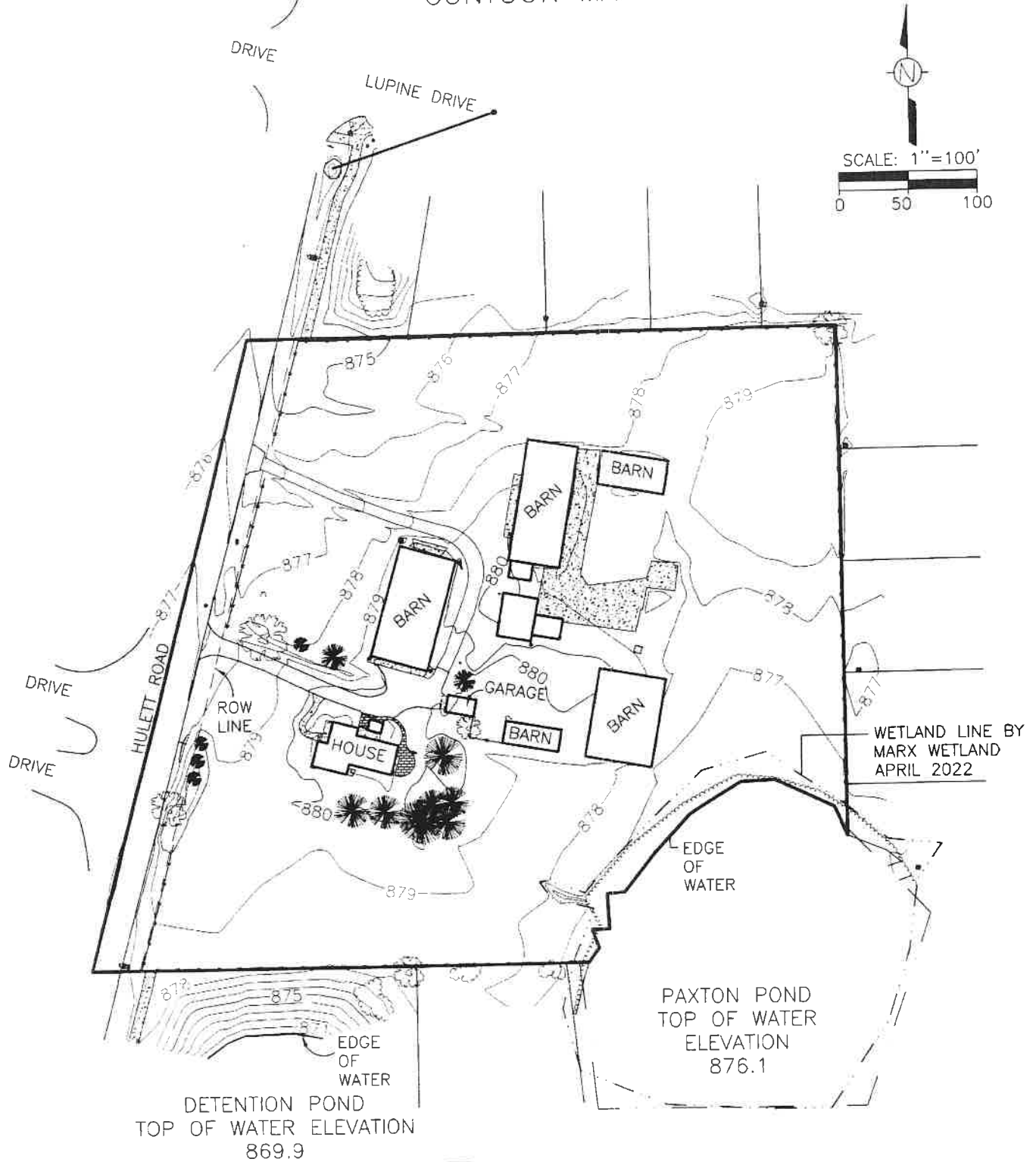
PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 2 OF 9

6 JUNE 2022
ESE 33-3442

3 A

3560 HULETT ROAD CONTOUR MAP



PUD PLAN
APPLICANT: JIM GIGUERE

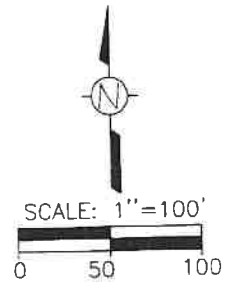
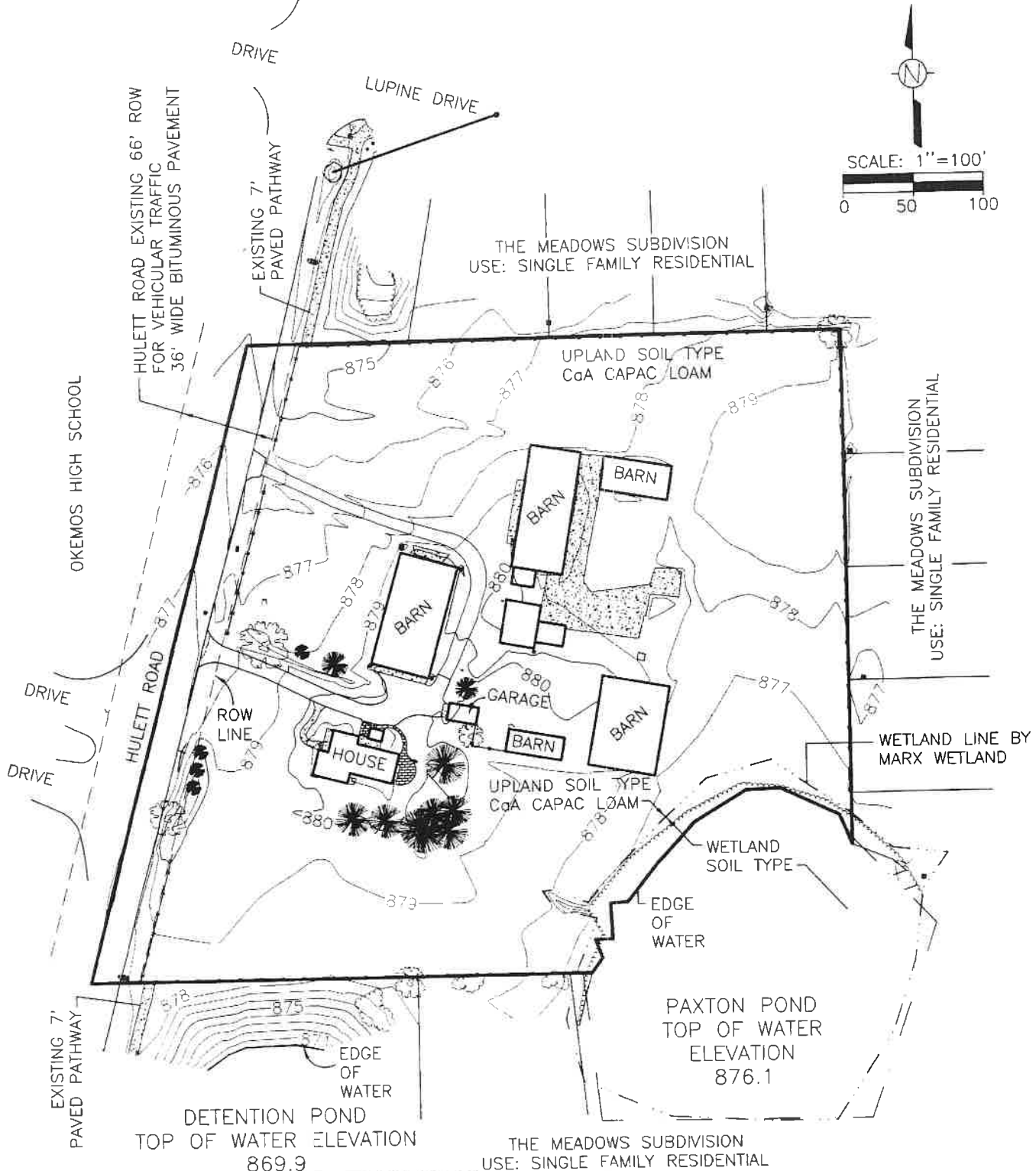
SHEET 4 OF 9

805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

1 JUNE 2022

3b

3560 HULETT ROAD SITE ANALYSIS



EJE ENGER SURVEYING & ENGINEERING

805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

THE MEADOWS SUBDIVISION
USE: SINGLE FAMILY RESIDENTIAL

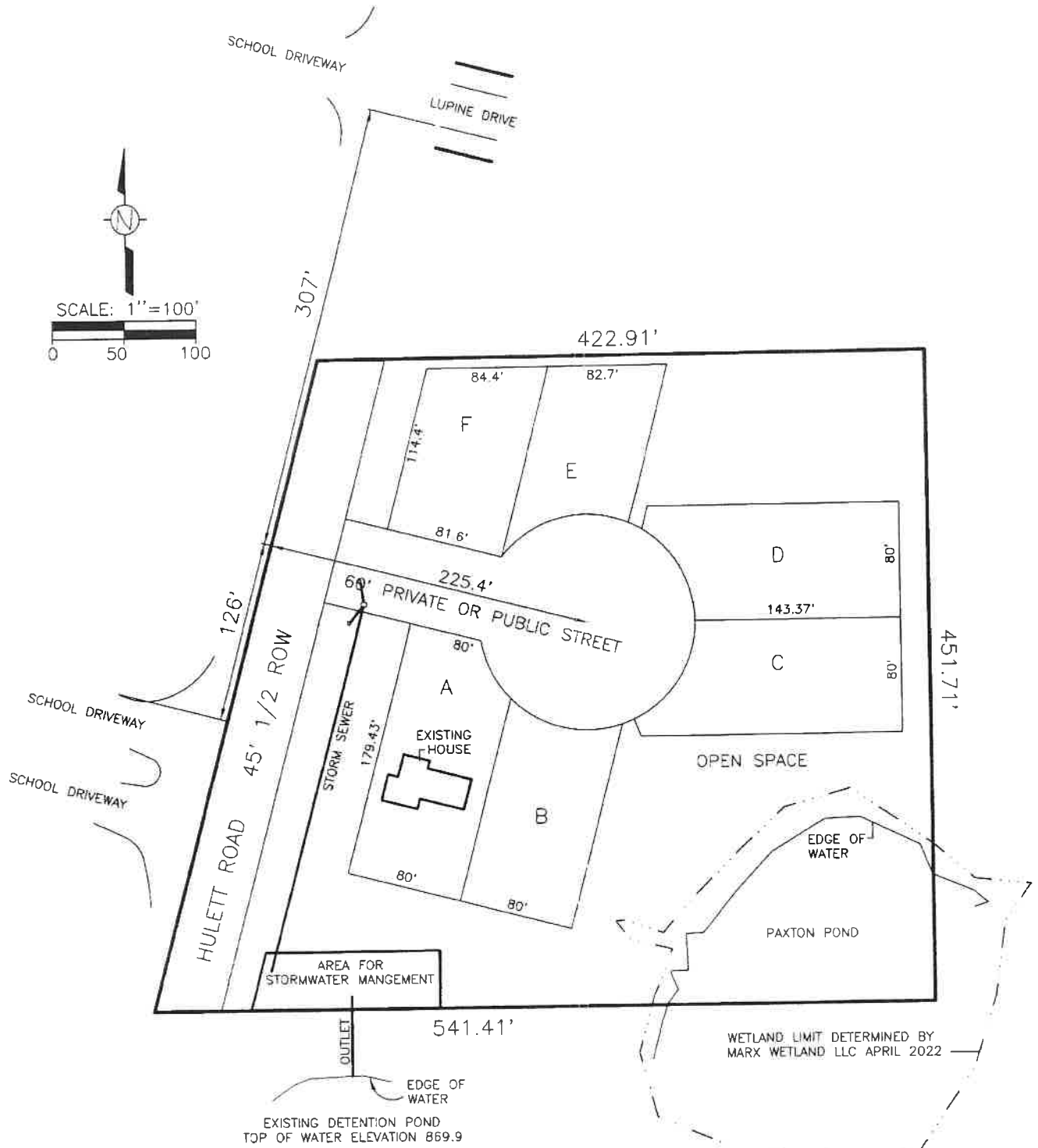
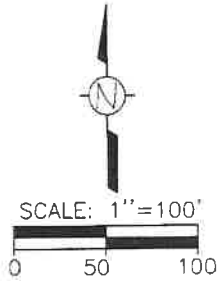
PUD PLAN
APPLICANT: JIM GIGUERE

1 JUNE 2022

SHEET 5 OF 9

3c

3560 HULETT ROAD SCHEMATIC STORM SEWER LAYOUT



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

6 JUNE 2022
ESE 33-3442

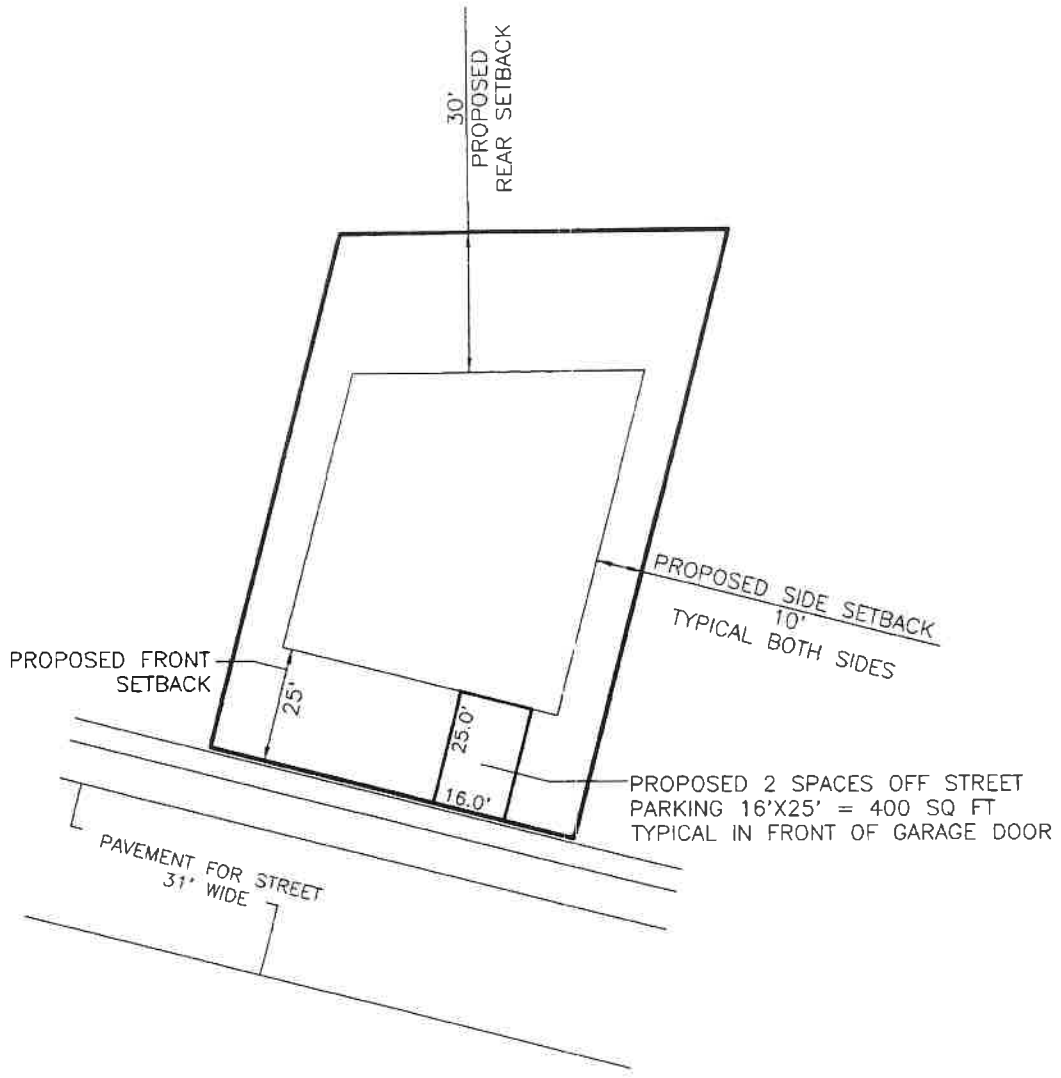
SHEET 6 OF 9

3 (d)



4 25

3560 HULETT ROAD TYPICAL SETBACKS AND OFFSTREET PARKING PLAN



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

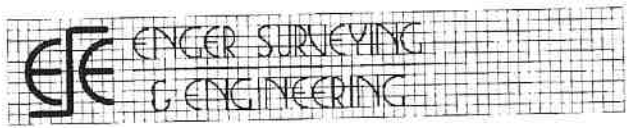
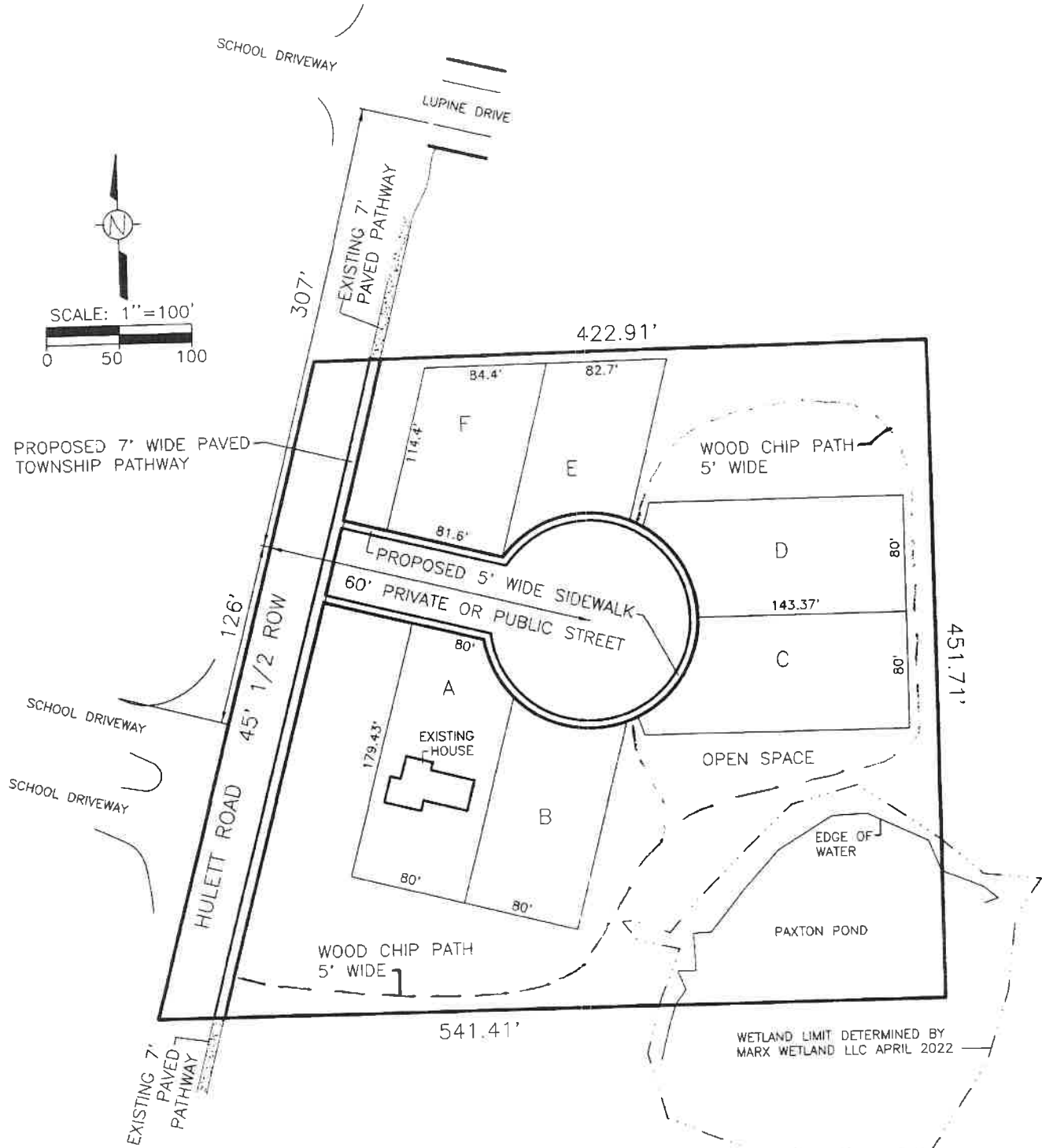
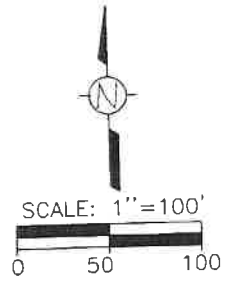
PUD PLAN
 APPLICANT: JIM GIGUERE

6 JUNE 2022
 ESE 33-3442

SHEET 7 OF 9

6

3560 HULETT ROAD WALK AND PATH PLAN



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

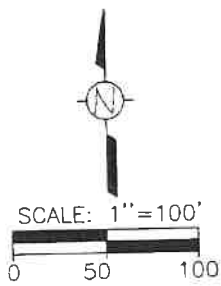
PUD PLAN
 APPLICANT: JIM GIGUERE

REVISED 6 JUNE 2022
 ESE JOB 33-3442

SHEET 8 OF 9

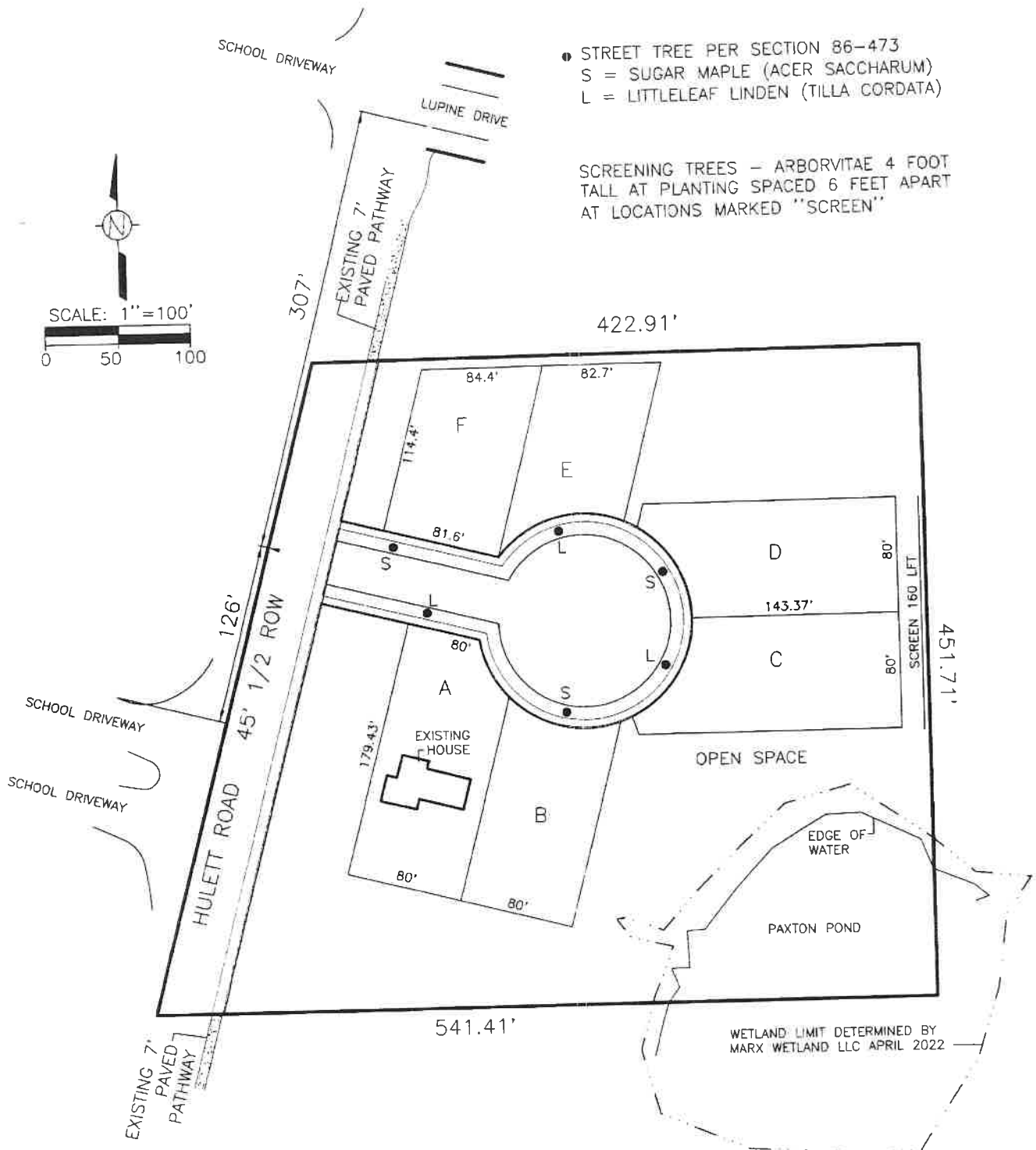
10 & 11 (12) 13

3560 HULETT ROAD STREET TREE AND SCREENING PLAN



- STREET TREE PER SECTION 86-473
- S = SUGAR MAPLE (ACER SACCHARUM)
- L = LITTLELEAF LINDEN (TILLA CORDATA)

SCREENING TREES - ARBORVITAE 4 FOOT TALL AT PLANTING SPACED 6 FEET APART AT LOCATIONS MARKED "SCREEN"



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

REVISED 6 JUNE 2022
ESE JOB 33-3442

SHEET 9 OF 9

7

RE: Giguere's PUD Proposed at 3560 Hulett Road - Capacity for sanitary sewer and water to serve

engersurveying@.../Inbox

Y Younes Ishraidi <ishraidi@meridian.mi.us>
To: 'Ron Enger' <engersurveying@yahoo.com>

Jun 7 at 1:39 PM

Ron,

Both the existing water and sanitary systems in the vicinity of the subject location have adequate capacity to properly service the proposed development consisting of 5 single family homes.

Let me know if you need other information regarding this matter.

Sincerely,

Younes Ishraidi, PE
Chief Engineer
ishraidi@meridian.mi.us
W 517.853.4460 | F 517.853.4095
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

-----Original Message-----

From: Ron Enger <engersurveying@yahoo.com>
Sent: Tuesday, June 7, 2022 10:58 AM
To: Younes Ishraidi <ishraidi@meridian.mi.us>
Subject: Giguere's PUD Proposed at 3560 Hulett Road - Capacity for sanitary sewer and water to serve

Younes

I need to demonstrate to the township Planning Department that adequate capacity for Sanitary Sewer and Water exists for Jim's proposed 5 new single family houses and the one existing single family house, so 6 total single family homes.

Do you agree that the existing Water Main that crosses the property along its Hulett Road frontage has capacity to serve the proposed development?

Do you agree that the existing Sanitary Sewer the terminates at a Manhole at the intersection of Lupine Drive and Hulett Road, about 175 feet north of the PUD site, has capacity to serve the proposed development? The sewer pipe is 11.7 feet deep in that manhole.

If you reply to this email that you agree to the statements above, we will have addressed the relevant requirement in the PUD part of the Ordinance.

Thanks alot.

Ron Enger



Jim Giguere

From: Angelica Cosman <ACosman@ingham.org>
Sent: Tuesday, June 7, 2022 1:13 PM
To: Tim Schmitt
Cc: Carla Clos; Jim Giguere; Ron Enger
Subject: [External]3560 Hulett Road
Attachments: Screen Shot 2022-06-07 at 9.01.54 AM.png

Good Afternoon Mr. Schmitt,

Our office has been contacted by Mr. Jim Giguere and Mr. Ron Enger requesting us to provide Meridian Township information on potential storm water outlet(s) for 3650 Hulett Rd, Parcel # 33-02-02-32-400-012, a parcel that Mr. Giguere is proposing for a Planned Unit Development. While this proposed Planned Unit Development has not yet been submitted to this Office for review, we are happy to offer this information as a courtesy to Meridian Township. It should not be construed by the project owner, developer or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review, or for representing these potential storm water outlets have been reviewed for adequate capacity or the legal authorization for discharge.

Attached is a screen shot from our GIS showing the parcel and a number of storm water facilities that are operated by public entities, potentially meeting ICDC's requirement for a positive public outlet for storm water discharge. Within the Hulett Rd right-of-way, the Ingham County Road Department operates a storm sewer that connects to Herron Creek Drain through the Jolly Road storm sewer (shown as the pink dashed line on the attachment).

In addition, there are multiple potential outlets available discharging to the Meadows Drain (shown as purple and blue dashed line on the attachment). The Meadows Drain is a county drain under the jurisdiction of Ingham County Drain Commissioner. The Meadows Drain outlets to the same Jolly Road storm sewer referenced above (shown as the pink dashed line on the attachment) and discharges to the Herron Creek Drain, also a county drain.

None of the potential outlets are located on Mr. Giguere property, but with proper agency approvals and/or landowner easements could meet the ICDC requirement for positive public outlet for stormwater discharge, assuming engineering review shows adequate capacity and design.

If I can be any further assistance to Meridian Township in this review or any other , please do not hesitate to contact me.

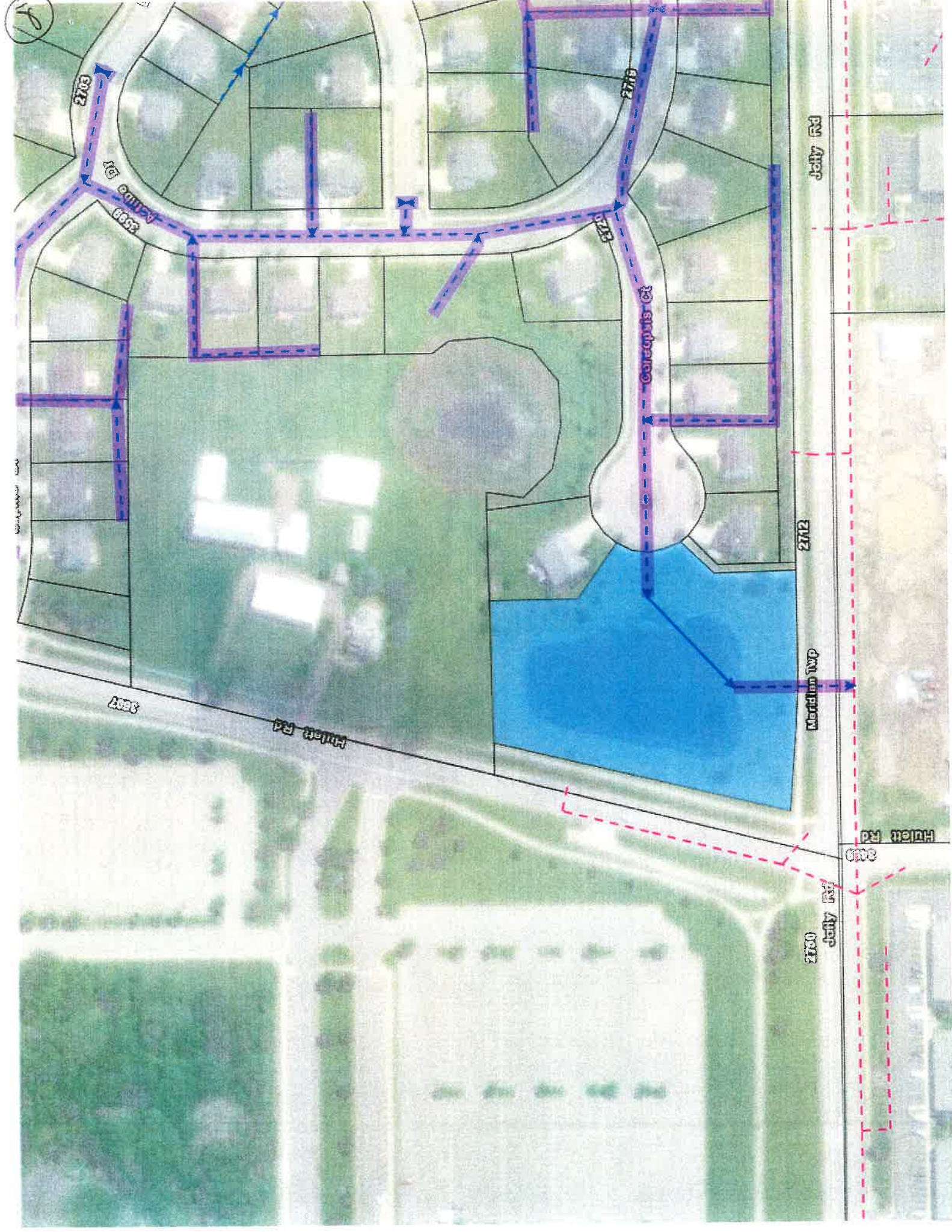
Respectfully yours,

ANGIE COSMAN

Drain Engineer
Ingham County Drain Commissioner's Office



Ph: 517-676-8317



K

2703

2709

Kilch Rd

2733

Conequis Ct

Jolly Rd

2712

Mardian Twp

2807

Kilch Rd

Heidt Rd

2809

Jolly Rd

2760

9

Jim Giguere

From: Kelly Jones <KJones2@ingham.org>
Sent: Tuesday, March 8, 2022 3:21 PM
To: Jim Giguere
Cc: Ron Enger; Mark Swanson; Kellie Knauff
Subject: [External]RE: [External]Netzloff Property - Land Division Concept C - Drive Spacing ..
Drive Detail
Attachments: Hulett Rd Driveway Detail.pdf; Hulett Rd Concept C.pdf

Jim,

The parcel in question, outlined in red below, is directly across from Okemos High School. There is an existing traffic issue on Hulett Rd before and after school, for which we have worked with the school to try to minimize, but it remains an issue. Based on this condition, we will not allow multiple driveways from this parcel onto Hulett Road. We would be willing to consider a single driveway entrance located approximately halfway between the southern school driveway and Lupine Drive. Potential access may be obtained from the Astilbe Dr & Hyacinth St intersection inside the Meadows Subdivision, but that may be difficult to achieve.

If your intent is to subdivide this parcel, you would only be granted a single entrance, which would then require a private road to access the individual properties, terminating in a cul-de-sac.

Details related to the cul-de-sac sizing, sight distance, offsets, and various other ICRD requirements are available at the following links:

<https://docs.ingham.org/Department/Road%20Dpt/permits/Rules,%20Standards%20and%20Procedures%20for%20Driveways,%20Banners%20and%20Parades.pdf>

<https://docs.ingham.org/Department/Road%20Dpt/permits/Procedures%20and%20Guidelines%20for%20Developing%20Public%20Roads.pdf>

9



Thanks,
Kelly R. Jones, PE

Managing Director
Director of Engineering & County Highway Engineer
Ingham County Road Department
301 Bush Street, PO Box 38
Mason, MI 48854
kjones2@ingham.org
(517) 676-9722 x 2336
Website: roads.ingham.org

June 15, 2022
Project No. 220942

Keith Chapman
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864 1198

Wetland Boundary Verification – WDV 22-03
Parcel No. 33-02-02-32-400-012
Meridian Township, Ingham County, Michigan

Dear Keith:

On June 2, 2021, Fishbeck staff conducted a field investigation and verified the wetland boundary for a depressional wetland located at 3560 Hulett Road in Okemos (Parcel Number 33-02-02-32-400-012) (the Site). The Site is located in Section 32 of Meridian Township (Town 4 North, Range 1 West). The Township wetland map identifies Wetland 32-41, a 2.07-acre, emergent/scrub-shrub/open water wetland complex at the approximate location of the delineated wetland.

The Site wetland was delineated by Marx Wetlands (Marx), as described in its May 3, 2022, report entitled *Wetland Evaluation Report: 3560 Hulett Road, Meridian Township, Ingham County, Michigan* (Report). The Report contained a Wetland Delineation Map that noted wetland boundary flags A.1 through A.22 (see attached). The wetland extended onto the adjacent property east and south of the Site.

Site Investigation

The delineated wetland had a distinct boundary where cattail marsh abruptly transitioned to upland, old field species. A catch basin at the east end of the wetland appears to control water levels in the wetland and discharge stormwater to the local storm sewer. Google Earth aerial imagery indicates the wetland predates adjacent residential development and was not constructed as a stormwater basin. In March 2005, the surrounding area contained agricultural fields and the wetland had the same approximate size as its current configuration.

Fishbeck staff observed most of the wetland boundary flags noted on Marx's Wetland Delineation Map. The flags were accurately placed, with one exception: Flag A.17 was approximately 10 feet upgradient from the apparent wetland boundary, based upon the observed plant community. Five wetland boundary flags were missing: A.3, A.6, A.15, A.18, and A.22. The relative location of these flags, as noted on the Wetland Delineation Map, was consistent with the wetland boundary as observed by Fishbeck staff.

Regulatory Review

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than two acres in size which are not contiguous to a water body and wetlands between 0.25 acre and two acres in size that are determined to be essential to the preservation of the natural resources of the Township.

The Report's Wetland Delineation Map indicates the Site's wetland is approximately 0.95 acre in size. It is located approximately 175 feet northeast of a one-acre stormwater pond. Because the stormwater pond contains one acre of permanent open water, the Site's wetland is contiguous to a regulated water body and is regulated by both the State of Michigan and the Township.

A Wetland Use Permit (WUP) is required from the Township for any of the following activities within wetlands regulated by the Township:

- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.
- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

In addition, the Township requires that all structures and grading activities during site development shall be set back 40 feet from the delineated wetland boundary and a natural vegetation strip shall be maintained within 20 feet of the wetland boundary.

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 616.464.3738 or ehtripp@fishbeck.com.

Sincerely,



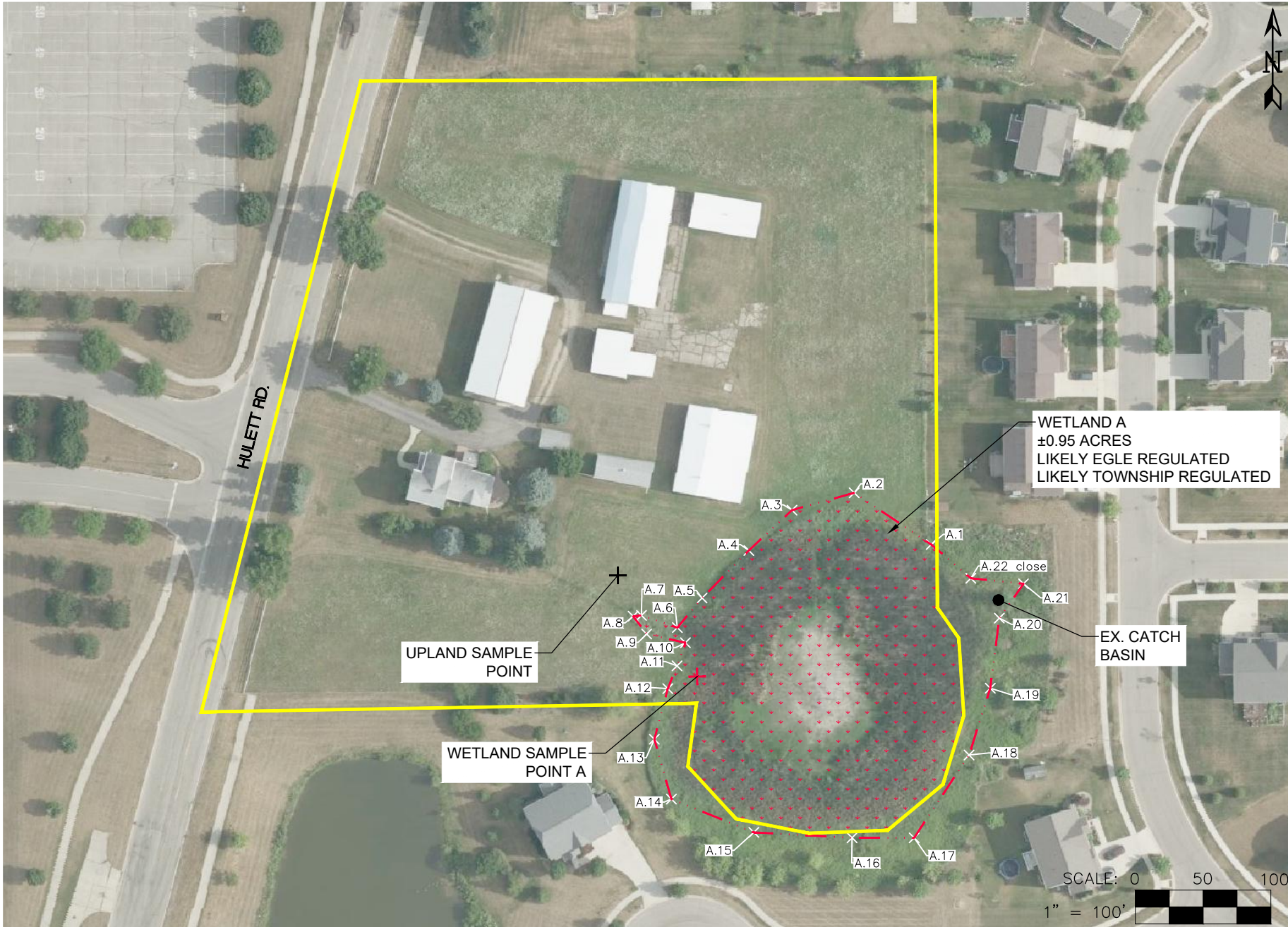
Elise Hansen Tripp, PWS

Senior Wetland Scientist





By email

Attachment

copy: Tim Schmitt– Charter Township of Meridian



LEGEND

- | | | | |
|--|---------------------|---|----------------------|
|  | ASSESSMENT BOUNDARY |  | UPLAND SAMPLE POINT |
|  | EXISTING WETLAND |  | WETLAND SAMPLE POINT |

NOTE: THIS MAP ILLUSTRATES AN APPROXIMATE DEPICTION OF THE WETLANDS LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY MARX WETLANDS, LLC. ON APRIL 8, 2022. PLEASE NOTE THAT THE EGLE HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF MICHIGAN.

MARX WETLANDS, LLC.
 9861 HIGH MEADOW DR
 YPSILANTI, MICHIGAN 48198
 (734) 478-8277



SECTION: 02
 TOWN 04 NORTH, RANGE 01 WEST
 MERIDIAN TOWNSHIP
 INGHAM COUNTY, MICHIGAN

CLIENT: GIGUERE HOMES
 3560 HULETT ROAD
 WETLAND DELINEATION MAP

REVISIONS:

DATE: MAY 2, 2022

SHEET NO.
01

- 1-Barn
- 2-Covered area in barnyard
- 3-milk house
- 4-grainery trailer
- 5-shed (open)
- 6-shed for tractors
- 7-calf barn
- 8-garage (car)
- 9-shed for tractors & combines
- 10-house
- 11-well house

COLDWELL BANKER
HUBBELL BRIARWOOD

Brokered by: Coldwell Banker Hubbell BriarWood - Okemos



3 / 65



Veterans: How much home can you afford? | Get a great mortgage rate in 3 simple steps



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: June 23, 2022

Re: Text Amendment #2022-08 – Traffic Study Requirement Updates

Planning staff has recently began looking at how to modernize our requirements for traffic studies. While investigating this issue, staff realized that there are four different sections of inconsistent language for different types of developments. This is an opportunity to streamline the code of ordinances and update the traffic study requirements to more accurately reflect current traffic study standards.

Planning staff introduced a draft ordinance to the Planning Commission on Monday, January 10, 2022 and a public hearing was held on March 28, 2022. At the Planning Commission's request, the draft ordinance was presented to the Traffic Commission on June 16, 2022. The Traffic Commission had no comment on the draft ordinance and generally favored the changes.

As written and amended, the attached update achieves the following:

1. Creates a new section 86-130, Traffic Study Requirements, consolidating the standards in one location.
2. Strikes out existing inconsistent traffic study language and refers readers to the new language in Sec. 86-130.
3. Updates traffic impact study requirements from 100 to 250 directional trips over a peak hour and closes the gap that was pointed out by the Planning Commission between a traffic assessment and a traffic impact study
4. Specifies that an assessment or a study must follow the current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*
5. Ensures that a traffic assessment or impact study will be prepared by a certified traffic engineer.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #2022-08 in accordance with the revised draft ordinance language.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-08 – Traffic Study Standards

Ordinance Amendment #22-08 (Traffic Study Requirements)
Planning Commission (June 27, 2022)
Page 2

- 3. Redlined version of Ordinance 2022-08 – Traffic Study Standards



RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-08
Traffic Study Update**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of June, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Planning Staff has researched the traffic study regulations in the zoning ordinance in an attempt to modernize the language; and

WHEREAS, the language regulating traffic studies in the zoning ordinance has been found to be inconsistent between sections; and

WHEREAS, combining the several sections of traffic study regulations into a new section would help to streamline the zoning ordinance; and

WHEREAS, the updated language more accurately reflects current traffic study standards; and

WHEREAS, a draft ordinance to update the traffic study requirements was introduced to the Planning Commission on January 10, 2022; and

WHEREAS, the Planning Commission held a public hearing on the draft ordinance on March 28, 2022; and

WHEREAS, the draft ordinance was introduced to the Transportation Commission for review on June 16, 2022; and

WHEREAS, the current draft ordinance reflects suggestions from the Planning Commission and the Transportation Commission.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-08, to rewrite Section 62-34(1)(b)(14), Tentative preliminary plat; Section 86-124(c)(6), Application Requirements; Section 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management Overlay District; and Section 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD); and to create a new Section 86-130, Traffic Study Requirements.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Zoning Amendment #2022-08 - Traffic Study Update

June 23, 2022

Page 2

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of June, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-08

AN ORDINANCE TO AMEND SECTION 86-444, COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD), SECTION 86-124, APPLICATION REQUIREMENTS, SECTION 86-441, GRAND RIVER AVENUE (M-43) CORRIDOR ACCESS MANAGEMENT OVERLAY DISTRICT, AND SECTION 62-34, TENTATIVE PRELIMINARY PLAT, AND TO CREATE A NEW SECTION 86-156, TRAFFIC IMPACT STUDIES OF THE CHARTER TOWNSHIP OF MERIDIAN CODE OF ORDINANCES TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 62-34(1)(b)(14), Tentative preliminary plat, is hereby amended to read as follows:

A traffic assessment or a traffic impact study may be required as specified in Subsection 86-130.

Section 2. Section 86-124(c)(6), Application Requirements, is hereby amended to read as follows:

A traffic assessment or a traffic impact study may be required as specified in Section 86-130.

Section 3. Section. 86-130, Traffic Study Requirements, is hereby created and reads as follows:

(a) A traffic assessment prepared by a certified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall be required for an overall development (all phases included) which is expected to generate between 50 and 249 directional trips during a peak hour of traffic.

(b) A traffic impact study prepared by a certified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall be required for an overall development (all phases included) or for an individual phase of a development which would generate 250 or more directional trips during a peak hour or over 750 trips on an average day. Should a development be submitted in phases, the cumulative effect of each additional phase on those previously reviewed and approved shall be accounted for and documented within the traffic assessment or traffic impact study.

(c) The requirement for a traffic assessment or traffic impact study may be waived by the Director of Community Planning and Development in the following instances:

(1) The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.

(2) A similar traffic study was previously prepared for the subject site and is still considered applicable.

1 **Section 4.** Section 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management
2 Overlay District, is hereby amended to read as follows:
3

4 A traffic assessment or a traffic impact study may be required as specified in
5 Subsection 86-130.
6

7 **Section 5.** Section 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD), is
8 hereby amended to read as follows:
9

10 A traffic assessment or a traffic impact study may be required as specified in
11 Subsection 86-130.
12

13 **Section 6.** Validity and Severability. The provisions of this Ordinance are severable and the
14 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
15 or effectiveness of the remainder of the Ordinance.
16

17 **Section 7.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
18 hereby repealed only to the extent necessary to give this Ordinance full force and
19 effect.
20

21 **Section 8.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
22 that were incurred, and proceedings that were begun, before its effective date.
23

24 **Section 9.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
25 or upon such later date as may be required under Section 402 of the Michigan Zoning
26 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
27 referendum.
28

29 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
30 **XXXXXXX**, 2022.
31

32
33
34 _____
35 Patricia Herring Jackson, Township Supervisor
36

37 _____
38 Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-08

AN ORDINANCE TO AMEND SECTION 86-444, COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD), SECTION 86-124, APPLICATION REQUIREMENTS, SECTION 86-441, GRAND RIVER AVENUE (M-43) CORRIDOR ACCESS MANAGEMENT OVERLAY DISTRICT, AND SECTION 62-34, TENTATIVE PRELIMINARY PLAT, AND TO CREATE A NEW SECTION 86-130, TRAFFIC STUDY REQUIREMENTS, OF THE CHARTER TOWNSHIP OF MERIDIAN CODE OF ORDINANCES TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 62-34(1)(b)(14), Tentative preliminary plat, is hereby amended to read as follows:

~~A traffic assessment prepared by a qualified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities, shall be required for an overall development (all phases included) which would generate between 50 and 99 directional trips during a peak hour of traffic. A traffic impact study prepared by a qualified traffic engineer and based on the same handbook shall be required for an overall development (all phases included) or for an individual phase of a development which would generate 100 or more directional trips during a peak hour or over 750 trips on an average day. Should a development be submitted in phases, the cumulative effect of each additional phase on those previously reviewed and approved shall be accounted for and documented within the traffic assessment or traffic impact study.~~

~~The requirement for a traffic assessment or traffic impact study may be waived by the Director of Community Planning and Development in the following instances:~~

- ~~a. The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.~~
- ~~b. A similar traffic study was previously prepared for the subject site and is still considered applicable.~~

~~A traffic assessment or a traffic impact study may be required as specified in Section 86-130.~~

Section 2. Section 86-124(c)(6), Application Requirements, is hereby amended to read as follows:

~~A traffic study prepared by a qualified traffic engineer based, in whole or in part, on the most current edition of the handbook titled Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities, published by the state department of transportation, when the following thresholds are met.~~

- ~~a. A traffic assessment shall be required for the following:
 - ~~1. New special uses which could generate between 50 to 99 directional trips during a peak hour of traffic.~~~~

1 ~~2.—Expansion or change of an existing special use where increase in intensity~~
2 ~~would generate an additional 50 to 99 directional trips during a peak hour of~~
3 ~~traffic.~~

4 ~~3.—All other special uses requiring a traffic assessment as specified in Article IV,~~
5 ~~Division 2 of this chapter.~~

6 ~~b.—A traffic impact study shall be required for the following:~~

7 ~~1.—New special uses which would generate over 100 directional trips during a~~
8 ~~peak hour of traffic, or over 750 trips on an average day.~~

9 ~~2.—Expansion or change of an existing special use where increase in intensity~~
10 ~~would generate an additional 100 directional trips or more during a peak~~
11 ~~hour of traffic, or over 750 trips on an average day.~~

12 ~~3. All other special uses requiring a traffic impact study as specified in Article IV,~~
13 ~~Division 2 of this chapter.~~

14 A traffic assessment or a traffic impact study may be required as specified in
15 Subsection 86-130.

16
17 **Section 3.** Section 86-130, Traffic Study Requirements, is hereby created and reads as follows:

18
19 (a) A traffic assessment prepared by a ~~qualified~~ **certified** traffic engineer based, in
20 whole or in part, on the most current edition of the handbook entitled *Evaluating*
21 *Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall
22 be required for an overall development (all phases included) which ~~would~~ **is**
23 **expected to** generate between 50 and ~~99~~ **249** directional trips during a peak hour
24 of traffic.

25
26 (b) A traffic impact study prepared by a ~~qualified~~ **certified** traffic engineer ~~and based~~
27 ~~on the same handbook~~ **based, in whole or in part, on the most current edition**
28 **of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended***
29 ***Practice for Michigan Communities***, shall be required for an overall
30 development (all phases included) or for an individual phase of a development
31 which would generate ~~100~~ **250** or more directional trips during a peak hour or
32 over 750 trips on an average day. Should a development be submitted in phases,
33 the cumulative effect of each additional phase on those previously reviewed and
34 approved shall be accounted for and documented within the traffic assessment or
35 traffic impact study.

36
37 (c) The requirement for a traffic assessment or traffic impact study may be waived
38 by the Director of Community Planning and Development in the following
39 instances:

40 (1) The existing level of service is not determined to be significantly impacted
41 by the proposed development due to the nature of the request or specific
42 conditions at the subject site.

43 (2) A similar traffic study was previously prepared for the subject site and is still
44 considered applicable.

45
46 **Section 4.** Section 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management
47 Overlay District, is hereby amended to read as follows:

1
2 ~~Traffic impact study~~–A traffic assessment or a traffic impact study ~~is~~ may be
3 required as specified in ~~Subsection 86-124(c)(6)~~ 86-130.

4
5 **Section 5.** Section 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD), is
6 hereby amended to read as follows:

7
8 ~~A traffic study where the project will exceed 100 vehicle trips during the peak hour~~
9 ~~of the adjacent roadway.~~

10 A traffic assessment or a traffic impact study may be required as specified in
11 Subsection 86-130.

12
13 **Section 6.** Validity and Severability. The provisions of this Ordinance are severable and the
14 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
15 or effectiveness of the remainder of the Ordinance.

16
17 **Section 7.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
18 hereby repealed only to the extent necessary to give this Ordinance full force and
19 effect.

20
21 **Section 8.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
22 that were incurred, and proceedings that were begun, before its effective date.

23
24 **Section 9.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
25 or upon such later date as may be required under Section 402 of the Michigan Zoning
26 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
27 referendum.

28
29 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
30 **XXXXXXX**, 2022.

31
32
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34 _____
Patricia Herring Jackson, Township Supervisor

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37 _____
Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: June 23, 2022

Re: Text Amendment – Temporary Container Unit Regulations

Planning Staff has received several concerns about storage containers around the township. Some of these containers are anecdotally known as PODS. This has prompted Staff to research this issue and create language to regulate temporary container units.

The draft ordinance defines temporary container units and Portable On-Site Deliverable Storage Units (PODS) by adding two new definitions to Sec. 86-2 – Definitions. It also creates language in Sec. 86-476 to regulate the temporary container units and PODS in the Township. A redline and clean versions of the draft ordinance are attached.

Planning Staff introduced a draft ordinance update to the Planning Commission at their April 11th meeting and discussed it again at their May 9th meeting. A public hearing was held on June 13, 2022 and the Planning Commission indicated support for the text amendment. No public concerns have been raised.

Staff is able to **recommend approval** of the proposed amendment at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission’s use:

Motion to adopt the resolution recommending approval of Zoning Amendment 2022-12 in accordance with the revised draft ordinance language dated June 13, 2022.

Attachments

1. Resolution to recommend approval of Ordinance 2022-12
2. Draft temporary container unit ordinance – redlined.
3. Draft temporary container unit ordinance – clean.

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-12
POD & Container Regulation**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of June, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Planning Staff has received questions from the public about the legality of Portable On-Site Deliverable Storage Units (PODS); and

WHEREAS, the Planning Commission held a public hearing for the text amendment at their regular meeting on June 13, 2022 and indicated support for the text amendment; and

WHEREAS, PODS are not regulated nor defined in the zoning ordinance; and

WHEREAS, refuse containers are also not regulated nor defined in the zoning ordinance; and

WHEREAS, the regulation of PODS and refuse containers will help to beautify the township.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-12, to add two new definitions to Sec. 86-2 – Definitions and to regulate PODS and containers in the township.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of June, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN TO REGULATE STORAGE PODS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Sec. 86-2, Definitions, is hereby amended to add the following definitions:

Portable On-Site Deliverable Storage Units – Also known as PODS. A container, transportable or portable structure or unit designed and used primarily for storage of building materials, household goods, personal items and other materials outside an enclosed building, other than an accessory building or shed.

Temporary container unit – A portable and transportable structure designed and used for storage or disposal of building materials, household goods, personal items, or other materials outside an enclosed building, other than an accessory building.

Section 2. Sec. 86-476, is hereby amended to read as follows:

(a) Purpose – The purpose of this section is to regulate the use of temporary container units and PODS in the township.

(b) No temporary container units or PODS are permitted without written approval of the Community Development Director. In any case, all temporary container units and PODS are required to comply with this ordinance.

(c) Temporary container units and PODS are permitted to be on a property for a period of not to exceed 30 days. The use of such units shall be limited to no more than twice during any twelve-month period, ~~except that a~~

~~(e)~~(d) A temporary container unit or POD used in conjunction with a permitted home improvement or construction project are permitted for the duration of an active building permit.

~~(d)~~(e) No more than two temporary container units or PODS shall be permitted on a property at any time.

~~(e)~~(f) ~~Any temporary container unit~~ A POD in the front yard must be placed on a driveway or other hard surfaced area. The Community Development Director may waive this requirement.

(g) A temporary container unit may be placed anywhere in the front yard outside of a road right-of-way with the approval of the Community Development Director.

~~(f)~~(h) A temporary container unit or POD may not be placed in a road right-of-way without written permission from the Ingham County Road Department.

~~(g)~~(i) Any temporary container unit or POD in the side or rear yard must comply with the accessory building setbacks as regulated in Sec. 86-565.

Section 3. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

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Section 4. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 6. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

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ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN TO REGULATE STORAGE PODS AND TEMPORARY CONTAINER UNITS IN THE ZONING
ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Sec. 86-2, Definitions, is hereby amended to add the following definitions:

Portable On-Site Deliverable Storage Units – Also known as PODS. A container, transportable or portable structure or unit designed and used primarily for storage of building materials, household goods, personal items and other materials outside an enclosed building, other than an accessory building or shed.

Temporary container unit – A portable and transportable structure designed and used for storage or disposal of building materials, household goods, personal items, or other materials outside an enclosed building, other than an accessory building.

Section 2. Sec. 86-476, is hereby amended to read as follows:

- (a) Purpose – The purpose of this section is to regulate the use of temporary container units and PODS in the township.
- (b) No temporary container units or PODS are permitted without written approval of the Community Development Director. In any case, all temporary container units and PODS are required to comply with this ordinance.
- (c) Temporary container units and PODS are permitted to be on a property for a period of not to exceed 30 days. The use of such units shall be limited to no more than twice during any twelve-month period.
- (d) A temporary container unit or POD used in conjunction with a permitted home improvement or construction project are permitted for the duration of an active building permit.
- (e) No more than two temporary container units or PODS shall be permitted on a property at any time.
- (f) A POD in the front yard must be placed on a driveway or other hard surfaced area. The Community Planning and Development Director may waive this requirement.
- (g) A temporary container unit may be placed anywhere in the front yard outside of a road right-of-way with the approval of the Community Planning and Development Director.
- (h) A temporary container unit or POD may not be placed in a road right-of-way without written permission from the Ingham County Road Department.
- (i) Any temporary container unit or POD in the side or rear yard must comply with the accessory building setbacks as regulated in Sec. 86-565.

Section 3. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

1 **Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
2 hereby repealed only to the extent necessary to give this Ordinance full force and
3 effect.
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5 **Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
6 that were incurred, and proceedings that were begun, before its effective date.
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8 **Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or
9 upon such later date as may be required under Section 402 of the Michigan Zoning
10 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
11 referendum.
12

13 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
14 XXXXXXXX, 2022.
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18 _____
19 Patricia Herring Jackson, Township Supervisor
20

21 _____
22 Deborah Guthrie, Township Clerk